

In the Real Estate Market

Big Downtown Building for Mutual Life Company

Gets Structure on Lower Broadway on Bid of \$825,000.

SULLIVAN HEIRS SELL BRONX LOTS

Property Belonged to the Late "Little Tim"—West Side Dwellings Sold.

The Mutual Life Insurance Company, plaintiff in a foreclosure action, bought yesterday the Hudson building, a sixteen and seventeen story office structure at 32 and 34 Broadway, extending through to 69 and 71 New st., for \$825,000. It was the only bid made for the property.

The building is on a plot fronting 53.3 feet on Broadway with a depth of 200 feet. The auction was the result of an action started a few weeks ago against the Hudson Building Company to satisfy liens which were in excess of \$855,000. The building is valued by the city assessors at \$950,000, the bid, therefore, being \$125,000 under the original value by the city's experts.

The Hudson is one of the oldest buildings downtown and was acquired by the Hudson Building Company in 1885. The sale was conducted by the M. Morgenstern, Jr., Company, in the Vesey st. salesroom.

A corporation representing the heirs of "Little Tim" Sullivan, a nephew of "Big Tim," who died several years ago, have sold the plot of two lots on the east side of Hoe av. north of Freedman st., 50x100, to the Galveston Building Company, of which Phillip Herschowski is president. The buying company is to improve the plot with a five story apartment house. The selling corporation acquired the property recently as a foreclosure sale of a tax lot.

John R. Slattery has enlarged his holdings in West 83d st. by the purchase of the four story dwelling at 313 from Grace N. Prentice. Mr. Slattery also owns the two dwellings at 309 and 315. His holdings at that point are separated by a 168 foot plot, dwelling at 311, owned by William Vail. The houses are located just west of West End av., where three parcels are owned by the West End Eighty-third Company.

Two other dwellings on the West Side figured in the transactions announced yesterday. Isabel Machin sold to a client of J. B. Wood for investment, 246 West 131st st., a three story dwelling, 18x29.11. Ovidio M. Bostwick sold to a buyer for investment, 21 W. 89th st., a four story and basement dwelling, 20x10.5, between Central Park West and Columbus av.

Apartment Leases.

Douglas L. Elliman & Co. have leased a large apartment in the Home Club, 1st Ave. 45th st., to George E. Kline, vice-president of the Continental Insurance Company; an apartment at 840 Park av. to Augustus D. Ledoux, an apartment in 9 East 49th st. to Mrs. E. D. McGrath, 890 Madison av. to Mrs. L. B. Crocker and at 122 East 82d st. to Mrs. Bradford Ellsworth.

Pease & Elliman have rented apartments at 24 West 59th st. for Charles M. Butler to Charles J. Fisk, at 112 Waverly Place for Mrs. Florence Scott to J. A. Jaeger, at 20 East 60th st. for I. C. Alcott to M. J. Gandy, at 25 Ford Washington av. to Arthur W. Middleton, at 41 West 114th st. to the Misses Walker, and Edgerly, at 55 West 114th st. to Margaret A. Hogan, at 146 East 49th st. to Arthur Barnwell, at 200 West 58th st. to Samuel Blumenthal, at 116 East 58th st. to John C. Powers, at 829 Park av. to Walter W. Stokes, at 110 Riverside Drive to George W. Elliott and at 29 East 82d st. to James P. Knight.

Leen S. Altmyer leased for Edgar

Smith Phelps has placed for Robert J. Moorehead a first mortgage loan of \$30,000 at 5 per cent on the apartment house situated on the north side of 160th st., beginning at 149 West Melrose av.; for J. Lawrence Davis a first mortgage loan of \$1,800,000, situated at the southeast corner of Hobart and Buhre avs., and for the same party a first mortgage loan of \$1,700 on the vacant plot, 50x100 feet, at the southeast corner of Hobart and Buhre avs.

The Hudson Mortgage Company (New York Title Insurance Company) has appointed the J. Romaine Brown Company as agent to take charge of the two six story elevator apartment houses, 100x100 feet each, known as the Northdale and the Southdale, and covering the block front on the east side of Northern av. from 178th to 197th st.

J. M. Hayward & Co. have appointed agents for the following properties: 8 West 21st st., 942 Columbus av., 156 West 100th st. and 556 Ninth av.

Herman Arns & Co. have negotiated a first mortgage loan of \$24,000 at 5 per cent on 202 and 204 West 28th st., two four story brick buildings, for L. J. Creegan.

IN THE AUCTION MARKET. The following transactions were recorded yesterday at the New York Real Estate Exchange:

By M. Morgenstern, Jr., Co.

BROADWAY, 23-24, a 222.7 x Exchange pl. 100x120, sold to the plaintiff for \$32,000.

By Joseph P. Day.

CLEMENTON AV., 140 e. s. 390 in 122d st., a 100x100, sold to the plaintiff for \$22,127.

30TH ST., 22d E. s. 155 w. 2d av. 25x109.4, 4 story tenmt., adjourned to Sept. 10.

By Henry Brady.

82D ST., 245-4 E. s. 618 w. 2d av. 48x78.3 ft. 3x3, st. clubhouses; adjourned to Aug. 25.

By Samuel Marx.

124TH ST., 72 E. n. 107.6 w. Park av. 17x61.11, 3 m. dryg., sold to D Jacobson for \$3,500.

RECORDED LEASES.

August 6.

Manhattan.

PARK AV., 108, store; Josephine E. Italy to Crown, Inc., 109 from 1914 to 1915; attys. Kips B. B. & M. Co. 1st av. 111-120.

MANHATTAN AV., 19, to 16, alth. Shiek

Condominium Co. to 1 Specter, 50 W. 96th st., 4 yrs. and 10 mos. from July 1, 1914; atty. Gross & 299 B. W. 146, 100x100, atty. H. Scheuer.

ST. NICHOLAS AV., a cor 10th st. and

Central Park W., 202; Secured Holdings Corp. to M. J. Gordon, 49 Central

MAPES AV., 1920 (just north of 17th st.), very desirable, with all improvements; light and first class; to small Christian families; rents, \$12 to \$14; full possession; no condition; no limitation; or J. C. Hull, Jr., agent, Mrs. M. D. of av., cor. 11th st., N. Y. City.

REAL ESTATE.

FOR HOMES in the real country near New York consult The Country Home League, 40 West 32d street. Phone 2860 Madison.

TO LET FOR BUSINESS PURPOSES.

HARLEM MASONIC TEMPLE, half-basement rooms; reasonable. Barnes & Co., 11 East 25th st.

UNFURNISHED APTS. TO LET.

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